

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50 -52		OXFORD ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	FENERLIS PETER J & LOUIS J		
Owner 2:	KOUFOS KATHRYN FENERLIS TRS		
Owner 3:	FENERLIS FAMILY IRREVOCABLE TR		
Street 1:	50 OXFORD ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	FENERLIS JOHN & CONSTANTINA -		
Owner 2:	TRUSTEES/50 OXFORD ST TRUST -		
Street 1:	50 OXFORD ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2492 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit	Total:	454,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	521,600	4,700	454,800	981,100
Total Card	0.114	521,600	4,700	454,800	981,100
Total Parcel	0.114	521,600	4,700	454,800	981,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		393.72	/Parcel: 393.72

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	521,600	4700	4,950.	454,800	981,100		Year end	12/23/2021
2021	104	FV	498,100	4700	4,950.	454,800	957,600		Year End Roll	12/10/2020
2020	104	FV	497,900	4700	4,950.	454,800	957,400	957,400	Year End Roll	12/18/2019
2019	104	FV	387,500	4700	4,950.	483,200	875,400	875,400	Year End Roll	1/3/2019
2018	104	FV	387,500	4700	4,950.	352,500	744,700	744,700	Year End Roll	12/20/2017
2017	104	FV	363,800	4700	4,950.	307,000	675,500	675,500	Year End Roll	1/3/2017
2016	104	FV	363,800	4700	4,950.	261,500	630,000	630,000	Year End	1/4/2016
2015	104	FV	324,600	4700	4,950.	255,800	585,100	585,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
3/30/2009	Meas/Inspect	189	PATRIOT
4/12/2000	Inspected	276	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
8/21/1993		EK	

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	19250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

